



13222 MISSION VALLEY DR

Houston, TX 77069

Features & Upgrades

MAJOR FEATURES

- Stunning golf course and water way views
- Large enclosed, tiled patio
- New roof
- New water heater
- Two new HVAC systems
- New flooring throughout & new upgraded carpet/padding upstairs
- New appliances and fixtures
- New front entry door and slate tile
- Updated kitchen and baths
- Interior & exterior re-paint
- New stone ledger tile fireplace surround
- Large circular driveway
- Oversized garage and huge storage area
- Full lawn irrigation system
- Great location

KITCHEN

- Transformed kitchen creating a large island with cooktop
- New appliances, deep undermount sink, disposal, and faucet
- New quartz counter tops with new stunning vertical set backsplash
- New recessed LED lighting
- New chandeliers
- Chic new cabinet pulls
- Lots of additional storage cabinetry in formal and breakfast dining
- Stunning golf-course views

BATHROOMS

- Transformed primary bath creating a large dual head shower and jetted tub
- All bathrooms have new quartz, sinks, faucets, mirrors, hardware & light fixtures
- Primary bath has a new re-built shower with decorative mosaic inserts and new shower door and new tile surround at garden tub
- Home has 3 full bathrooms and half bath – all with new 12x24 porcelain tiled flooring

EXTERIOR

- Large, tiled, and secure covered patio
- New slate front porch
- Exterior re-paint in neutral tone
- Full lawn irrigation

- Large circular driveway
- Gutters on front

ROOF, ELECTRICAL, PLUMBING, HARDWARE

- New roof
- Two new HVAC systems
- New water heater
- New plumbing fixtures and sinks
- New jetted tub and showers
- New blown insulation
- New outlets, switches, light fixtures, and ceiling fans
- Lots of recessed lighting throughout

LOCATION

- Conveniently located near shopping, restaurants, Cy-Fair schools and medical facilities.
- Located in a family-friendly neighborhood of Champions South, conveniently located near champions golf clubhouse



Family Room



Dining & Family Room



Kitchen



Game Room/in-law suite



Primary Bath



Primary Bath



Second Bath



Third Bath



Enclosed Patio



Back yard (from golf course)



View of golf course (from backyard)



Aerial view